



# Aliso Villas

Next HOA Mtg: April 5<sup>th</sup>, 2023, 6:30PM

## HOA MEETINGS ONLINE

HOA board meetings are held virtually. **Homeowner Forum virtually meets @6:30PM** Hearings and executive session begin @5:30PM.

Please check the clubhouse bulletin board for details.

## Aliso Villas Community Garage Sale

Mark your calendars and gather your things!!

**Saturday, April 22<sup>nd</sup> • 7:00 - 12:00PM**

Aliso Villas II (brown condos) will also be participating. Making this a large community-wide event.



## Ways to Pay Your HOA Assessments

Homeowners have the option to pay monthly dues via credit card. Many thanks to Total Property Management, the processing fee has gone DOWN! In the past there was a whopping 6% processing fee, but Total PM renegotiated their contract with the service provider and as of 2/2023 the fee has been reduced to 3.5%!

## Lake Forest Elementary Opens "Dolphin Closet"

Recognizing a great opportunity to serve the school community, Lake Forest Elementary had an idea. With a grant from Home Depot to purchase clothing racks, a partnership with the PTO, and clean, gently used clothes donated by families, the

**Dolphin Closet** was born. Twice a month, the Dolphin Closet is open for families to fill a bag with as much clothing as they want.

- No Cost
  - Clothes of all sizes
  - Open to families
  - One bag per family
  - No appointment needed.
- Dates & Times
- 4/12 1:30-2:30
  - 4/13 4:00-5:00
  - 5/10 1:30-2:30
  - 5/11 4:00-5:00





# Understanding your home's value

If you are planning to sell your Aliso Villas condo in 2023, please take the time to understand your home's value and not simply rely on your realtor's estimation of neighborhood comparison. Many factors can play into the value including:

- HOA financial health: Aliso Villas has not had to assess members for any large-scale project in at least the last 20 years. It may be longer than that, but we can only speak to current board member experiences. Other than the loan for the re-pipe, all other projects were paid through reserves. In some local communities, HOA's have not planned as well, and members are being assessed several thousand dollars for infrastructure maintenance items and renovations.
- Membership monthly dues are less than neighboring community. A simple internet search on a site like Redfin can show you what other communities pay each month in dues. You will find our dues are reasonable.
- Community projects are not always visible and should be pointed out when assessing value. Re-piping the water service lines without a special assessment is uncommon and should be considered an asset. Not only for infrastructure reasons, but future residents don't have to worry about the age of the pipes, and homeowner insurance companies will want to know about this.
- Large scale projects in Aliso Villas – New roofs, including upgrading flat tops from rock to vinyl; twice (in 20 years) repainting entire community; routinely every few years; resurfacing driveways/parking areas; replacing wood flip up garage doors with roll up doors; upgrading patio and community split rail fences to vinyl; and upgrading and replacing mailboxes. Remember all done without any special assessments to membership.

Take pride in your community, do some research, and stand your ground when choosing your price point.

## KEEP YOUR DOG ON A LEASH



Many Mission Viejo communities have begun ticketing people for off-leash dogs as the number of scofflaw dog owners increased after the COVID-19 lock downs were lifted. California is one of the states with "strict liability" dog laws. That means you are liable for the acts of your dog regardless of whether you knew or should have known that your dog was dangerous. Aliso Villas HOA has a zero-tolerance rule for dogs being in common areas off their leash. Remember that even the sweetest, most non-aggressive animals can be triggered if they are placed in scary or unfamiliar situations. Leash requirements can protect everyone in the community.

Please always keep your pet on a leash.

# Info You Gotta Know...

## TOTAL

PROPERTY MANAGEMENT, INC.

Contact Our Community Assistant—

**Kelsi Dunkelberger** -- [kelsi@totalpm.com](mailto:kelsi@totalpm.com)

23792 Rockfield Blvd, Suite #100, Lake Forest, CA 92630

Office 949.261.8282 Fax 949.261.6958

**HOA Board Meetings**  
—first Wed of every  
month

### BOARD *Members*

SHERYL PIERCE- PRESIDENT

DIANE STEELE- TREASURER

FAITH LATTOMUS- SECRETARY

MICHAEL BLUMENTHAL-  
MEMBER at Large

**Aliso Villas Website**  
[www.alisovillas1.com](http://www.alisovillas1.com)

### ARCHITECTURAL IMPROVEMENTS

Homeowners must submit plans for any proposed changes or modifications to the HOA for approval prior to making any such changes or modifications.

<https://alisovillas1.com/policies-%26-guidelines>



**City of Mission Viejo**  
200 Civic Center  
Mission Viejo, CA 92691  
949-470-3033

<https://cityofmissionviejo.org/>



**OC Sheriff Department**  
Non-Emergency Dispatch:  
714-647-7000 or  
949-770-6011  
<https://www.ocsd.org/patrol/mviejo/>

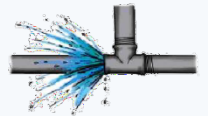
### WATER LEAKS

Each resident has the duty to promptly report all water leaks and evidence of leaks (such as water spots on ceilings, wet walls, or floors, etc.) to the Association's management company. The Association will not be responsible for damage to a unit which results from an unreported water leak. Prompt reporting of water leaks or evidence of water leaks allows the Association to investigate and make necessary repairs to minimize damage to the common area and unit.

Contact **Severson Plumbing** 949.429.3422 for prompt attention to active leaks.

[service@seversonplumbing.com](mailto:service@seversonplumbing.com)

**SEVERSON  
PLUMBING**  
Leak Detection Specialists



**Waste Management**

Bulky items or  
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**Call Waste Management**

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**i-Tow Towing**

23642 Via Fabricate  
Mission Viejo, Ca  
949.380.7796



**SoCal Edison-**  
Street/Parking light out?  
Get it fixed!

<https://www.sce.com/outage-center/report-street-light-outage>  
800.655.4555